

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Schenectady County

+ 3.4%

Change in
New Listings

- 14.0%

Change in
Closed Sales

+ 3.5%

Change in
Median Sales Price

	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
New Listings	236	244	+ 3.4%	1,907	1,851	- 2.9%
Closed Sales	207	178	- 14.0%	1,217	1,244	+ 2.2%
Median Sales Price*	\$169,000	\$174,950	+ 3.5%	\$158,000	\$169,900	+ 7.5%
Percent of Original List Price Received*	95.3%	98.0%	+ 2.9%	94.1%	95.9%	+ 1.9%
Days on Market Until Sale	45	38	- 16.0%	62	53	- 15.5%
Inventory of Homes for Sale	739	587	- 20.6%	--	--	--
Months Supply of Inventory	4.9	3.7	- 24.9%	--	--	--

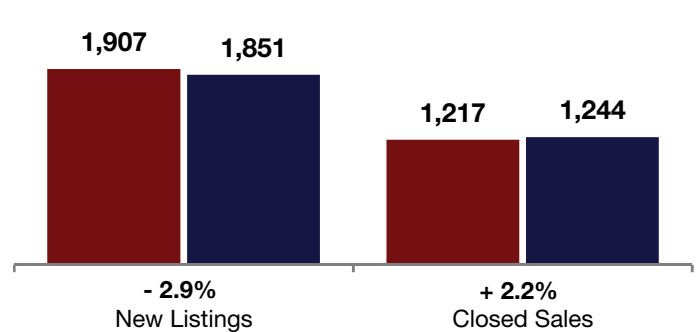
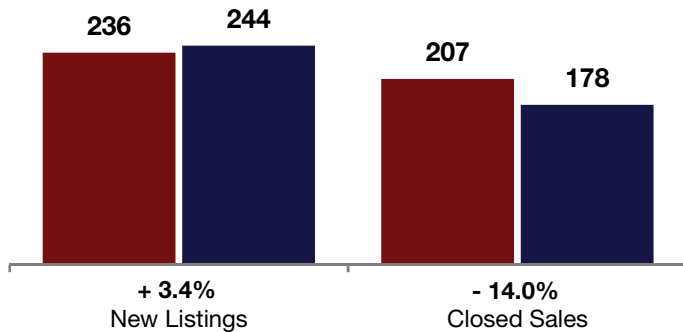
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

■ 2017 ■ 2018

Year to Date

■ 2017 ■ 2018



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | Current as of September 7, 2018. All data from GCAR Multiple Listing Service. | Powered by ShowingTime 10K.